

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE DISTRICT OF DELAWARE**

In re:	)	
	)	Chapter 11
JOANN INC., <i>et al.</i> , <sup>1</sup>	)	Case No. 25-10068 (CTG)
	)	
Debtors.	)	(Jointly Administered)
	)	

**AFFIDAVIT OF SERVICE**

I, Amy Castillo, depose and say that I am employed by Kroll Restructuring Administration LLC (“***Kroll***”), the claims and noticing agent for the Debtors in the above-captioned chapter 11 cases.

On June 5, 2025, at my direction and under my supervision, employees of Kroll caused the following document to be served (1) by the method set forth on the Core/2002 Service List attached hereto as **Exhibit A**, and (2) via First Class Mail on the Michaels Stores, Inc., (ADRID: 30419472), 3939 W John Carpenter Fwy, Irving, TX, 75063:

- Nineteenth Notice of Assumption and Assignment of Certain Executory Contract and/or Unexpired Leases [Docket No. 1077] (the “***Notice of Assumption***”)

On June 5, 2025, at my direction and under my supervision, employees of Kroll caused the Notice of Assumption and the following document to be served via Overnight Mail on the Landlords Service List attached hereto as **Exhibit B**:

- Michaels Adequate Assurance Information

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<sup>1</sup> The Debtors in these chapter 11 cases, along with the last four digits of each Debtor’s federal tax identification number, are: JOANN Inc. (5540); Needle Holdings LLC (3814); Jo-Ann Stores, LLC (0629); Creative Tech Solutions LLC (6734); Creativebug, LLC (3208); WeaveUp, Inc. (5633); JAS Aviation, LLC (9570); joann.com, LLC (1594); JOANN Ditto Holdings Inc. (9652); Dittopatterns LLC (0452); JOANN Holdings 1, LLC (9030); JOANN Holdings 2, LLC (6408); and Jo-Ann Stores Support Center, Inc. (5027). The Debtors’ mailing address is 5555 Darrow Road, Hudson, Ohio 44236.

Dated: June 17, 2025

/s/ Amy Castillo  
Amy Castillo

State of New York  
County of New York

Subscribed and sworn (or affirmed) to me on June 17, 2025, by Amy Castillo, proved to me on the basis of satisfactory evidence to be the person who executed this affidavit.

/s/ OLEG BITMAN  
Notary Public, State of New York  
No. 01BI6339574  
Qualified in New York County  
Commission Expires April 4, 2028

**Exhibit A**

Exhibit A  
Core/2002 Service List  
Served as set forth below

DESCRIPTION	NAME	ADDRESS	EMAIL	METHOD OF SERVICE
COUNSEL TO COLLIN COUNTY, COLLIN COLLEGE, CITY OF MCKINNEY, MCKINNEY ISD, CITY OF PLANO, CITY OF SHERMAN	ABERNATHY, ROEDER, BOYD & HULLETT, P.C.	ATTN: PAUL M. LOPEZ, LARRY R. BOYD, EMILY M. HAHN 1700 REDBUD BLVD, STE. 300 MCKINNEY TX 75069	PLOPEZ@ABERNATHY-LAW.COM BANKRUPTCY@ABERNATHY-LAW.COM EHAHN@ABERNATHY-LAW.COM	Email
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ARC CLORFL001, LLC; ARC NLLKFL001, LLC; ARC SMWMBFL001, LLC; ARG JAFPTIL001, LLC; ARG MHMORNC001, LLC; ARG OTOWEKY001, LLC; ACADIA REALTY LIMITED PARTNERSHIP; AMERICAN FORK SC, LLC; EDENS; GALLATIN MALL GROUP, L.L.C.; LANCASTER DEVELOPMENT COMPANY LLC; MARKETPLACE WEST PARTNERS, LLC; PBA II, LLC; PRIDE CENTER CO., LLC; RENAISSANCE PARTNERS I, LLC; SANTA SUSANA GRF2, LLC AND SHERMAN COMMONS, L.P.	BALLARD SPAHR LLP	ATTN: DUSTIN P. BRANCH, ESQUIRE, NAHAL ZARNIGHIAN, ESQUIRE 2029 CENTURY PARK EAST SUITE 1400 LOS ANGELES CA 90067-2915	BRANCHD@BALLARDSPAHR.COM ZARNIGHIANN@BALLARDSPAHR.COM	Email
COUNSEL TO BMA JC LLC; BRIXMOR OPERATING PARTNERSHIP LP; FEDERAL REALTY OP LP; HUTENSKY CAPITAL PARTNERS, LLC; RD MANAGEMENT, LLC; SHOPPING CENTER ASSOCIATES, LP; TPP 217 TAYLORSVILLE, LLC; THE STERLING ORGANIZATION; AND WESTFORD VALLEY MARKETPLACE, INC., ARC CLORFL001, LLC; ARC NLLKFL001, LLC; ARC SMWMBFL001, LLC; ARG JAFPTIL001, LLC; ARG MHMORNC001, LLC; ARG OTOWEKY001, LLC; ACADIA REALTY LIMITED PARTNERSHIP; AMERICAN FORK SC, LLC; EDENS; GALLATIN MALL GROUP, L.L.C.; LANCASTER DEVELOPMENT COMPANY LLC; MARKETPLACE WEST PARTNERS, LLC; PBA II, LLC; PRIDE CENTER CO., LLC; RENAISSANCE PARTNERS I, LLC; SANTA SUSANA GRF2, LLC AND SHERMAN COMMONS, L.P.	BALLARD SPAHR LLP	ATTN: LESLIE C. HEILMAN, LAUREL D. ROGLIN, MARGARET A. VESPER 919 N. MARKET STREET 11TH FLOOR WILMINGTON DE 19801-3034	HEILMANL@BALLARDSPAHR.COM ROGLINL@BALLARDSPAHR.COM VESPERM@BALLARDSPAHR.COM	Email
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Exhibit A  
Core/2002 Service List  
Served as set forth below

DESCRIPTION	NAME	ADDRESS	EMAIL	METHOD OF SERVICE
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COUNSEL TO CTO CAROLINA PAVILION, SUCCESSOR IN INTEREST FOR DDR CAROLINA PAVILION, CTO23 ROCKWALL LLC AS SUCCESSOR IN INTEREST TO EXCEL ROCKWALL LLC ("CTO23 ROCKWALL LLC"), IGI21 KATY LLC ("IGI21")	BURR & FORMAN LLP	ATTN: J. ELLSWORTH SUMMERS, JR., DANA L. ROBBINS-BOEHNER 50 NORTH LAURA STREET SUITE 3000 JACKSONVILLE FL 32202	ESUMMERS@BURR.COM DROBBINS-BOEHNER@BURR.COM	Email
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Exhibit A  
Core/2002 Service List  
Served as set forth below

DESCRIPTION	NAME	ADDRESS	EMAIL	METHOD OF SERVICE
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IRS INSOLVENCY SECTION	INTERNAL REVENUE SERVICE	CENTRALIZED INSOLVENCY OPERATION 1111 PENNSYLVANIA AVE NW WASHINGTON DC 20004-2541		First Class Mail
IRS INSOLVENCY SECTION	INTERNAL REVENUE SERVICE	CENTRALIZED INSOLVENCY OPERATION P.O. BOX 7346 PHILADELPHIA PA 19101-7346		First Class Mail

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DESCRIPTION	NAME	ADDRESS	EMAIL	METHOD OF SERVICE
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STATE OF NEBRASKA ATTORNEY GENERAL	STATE OF NEBRASKA ATTORNEY GENERAL	ATTN: BANKRUPTCY DEPT 2115 STATE CAPITOL P.O. BOX 98920 LINCOLN NE 68509-8920	NEDJ@NEBRASKA.GOV	Email

Exhibit A  
Core/2002 Service List  
Served as set forth below

DESCRIPTION	NAME	ADDRESS	EMAIL	METHOD OF SERVICE
STATE OF NEVADA ATTORNEY GENERAL	STATE OF NEVADA ATTORNEY GENERAL	ATTN: BANKRUPTCY DEPT OLD SUPREME CT. BLDG. 100 N. CARSON ST. CARSON CITY NV 89701	AGINFO@AG.NV.GOV	Email
STATE OF NEW HAMPSHIRE ATTORNEY GENERAL	STATE OF NEW HAMPSHIRE ATTORNEY GENERAL	ATTN: BANKRUPTCY DEPT 1 GRANITE PLACE SOUTH CONCORD NH 03301	ATTORNEYGENERAL@DOJ.NH.GOV	Email
STATE OF NEW JERSEY ATTORNEY GENERAL	STATE OF NEW JERSEY ATTORNEY GENERAL	ATTN: BANKRUPTCY DEPT RJ HUGHES JUSTICE COMPLEX 25 MARKET STREET TRENTON NJ 08625-0080	ASKCONSUMERAFFAIRS@LPS.STATE.NJ.US	Email
STATE OF NEW MEXICO ATTORNEY GENERAL	STATE OF NEW MEXICO ATTORNEY GENERAL	ATTN: BANKRUPTCY DEPT P.O. DRAWER 1508 SANTA FE NM 87504-1508		First Class Mail
STATE OF NEW YORK ATTORNEY GENERAL	STATE OF NEW YORK ATTORNEY GENERAL	ATTN: BANKRUPTCY DEPT DEPT. OF LAW THE CAPITOL, 2ND FLOOR ALBANY NY 12224-0341		First Class Mail
STATE OF NORTH CAROLINA ATTORNEY GENERAL	STATE OF NORTH CAROLINA ATTORNEY GENERAL	ATTN: BANKRUPTCY DEPT DEPT. OF JUSTICE P.O. BOX 629 RALEIGH NC 27602-0629		First Class Mail
STATE OF NORTH DAKOTA ATTORNEY GENERAL	STATE OF NORTH DAKOTA ATTORNEY GENERAL	ATTN: BANKRUPTCY DEPT STATE CAPITOL 600 E BOULEVARD AVE DEPT 125 BISMARCK ND 58505-0040	NDAG@ND.GOV	Email
STATE OF OHIO ATTORNEY GENERAL	STATE OF OHIO ATTORNEY GENERAL	ATTN: BANKRUPTCY DEPT STATE OFFICE TOWER 30 E. BROAD ST., 14TH FLOOR COLUMBUS OH 43266-0410		First Class Mail
STATE OF OKLAHOMA ATTORNEY GENERAL	STATE OF OKLAHOMA ATTORNEY GENERAL	ATTN: BANKRUPTCY DEPT 313 NE 21ST STREET OKLAHOMA CITY OK 73105		First Class Mail
STATE OF OREGON ATTORNEY GENERAL	STATE OF OREGON ATTORNEY GENERAL	ATTN: BANKRUPTCY DEPT JUSTICE BLDG. 1162 COURT STREET NE SALEM OR 97301	CONSUMER.HOTLINE@DOJ.STATE.OR.US	Email
STATE OF PENNSYLVANIA ATTORNEY GENERAL	STATE OF PENNSYLVANIA ATTORNEY GENERAL	ATTN: BANKRUPTCY DEPT STRAWBERRY SQUARE 16TH FLOOR HARRISBURG PA 17120		First Class Mail
STATE OF RHODE ISLAND ATTORNEY GENERAL	STATE OF RHODE ISLAND ATTORNEY GENERAL	ATTN: BANKRUPTCY DEPT 150 SOUTH MAIN STREET PROVIDENCE RI 02903-0000		First Class Mail
STATE OF SOUTH CAROLINA ATTORNEY GENERAL	STATE OF SOUTH CAROLINA ATTORNEY GENERAL	ATTN: BANKRUPTCY DEPT REMBERT C. DENNIS OFFICE BLDG. P.O. BOX 11549 COLUMBIA SC 29211-1549		First Class Mail
STATE OF SOUTH DAKOTA ATTORNEY GENERAL	STATE OF SOUTH DAKOTA ATTORNEY GENERAL	ATTN: BANKRUPTCY DEPT 1302 EAST HIGHWAY 14 SUITE 1 PIERRE SD 57501-8501	CONSUMERHELP@STATE.SD.US	Email
STATE OF TENNESSEE ATTORNEY GENERAL	STATE OF TENNESSEE ATTORNEY GENERAL	ATTN: BANKRUPTCY DEPT 425 5TH AVENUE NORTH NASHVILLE TN 37243	GINA.HANTEL@AG.TN.GOV	Email

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DESCRIPTION	NAME	ADDRESS	EMAIL	METHOD OF SERVICE
STATE OF TEXAS ATTORNEY GENERAL	STATE OF TEXAS ATTORNEY GENERAL	ATTN: BANKRUPTCY DEPT CAPITOL STATION P.O. BOX 12548 AUSTIN TX 78711-2548	PUBLIC.INFORMATION@OAG.STATE.TX.US	Email
STATE OF UTAH ATTORNEY GENERAL	STATE OF UTAH ATTORNEY GENERAL	ATTN: BANKRUPTCY DEPT STATE CAPITOL, ROOM 236 SALT LAKE CITY UT 84114-0810	UAG@UTAH.GOV	Email
STATE OF VERMONT ATTORNEY GENERAL	STATE OF VERMONT ATTORNEY GENERAL	ATTN: BANKRUPTCY DEPT 109 STATE ST. MONTPELIER VT 05609-1001		First Class Mail
STATE OF VIRGINIA ATTORNEY GENERAL	STATE OF VIRGINIA ATTORNEY GENERAL	ATTN: BANKRUPTCY DEPT 202 NORTH NINTH STREET RICHMOND VA 23219		First Class Mail
STATE OF WASHINGTON ATTORNEY GENERAL	STATE OF WASHINGTON ATTORNEY GENERAL	ATTN: BANKRUPTCY DEPT 1125 WASHINGTON ST. SE P.O. BOX 40100 OLYMPIA WA 98504-0100		First Class Mail
STATE OF WEST VIRGINIA ATTORNEY GENERAL	STATE OF WEST VIRGINIA ATTORNEY GENERAL	ATTN: BANKRUPTCY DEPT STATE CAPITOL 1900 KANAWHA BLVD., E. CHARLESTON WV 25305	CONSUMER@WVAGO.GOV	Email
STATE OF WISCONSIN ATTORNEY GENERAL	STATE OF WISCONSIN ATTORNEY GENERAL	ATTN: BANKRUPTCY DEPT WISCONSIN DEPARTMENT OF JUSTICE STATE CAPITOL, ROOM 114 EAST, P. O. BOX 7857 MADISON WI 53707-7857		First Class Mail
STATE OF WYOMING ATTORNEY GENERAL	STATE OF WYOMING ATTORNEY GENERAL	ATTN: BANKRUPTCY DEPT 123 CAPITOL BUILDING 200 W. 24TH STREET CHEYENNE WY 82002		First Class Mail
COUNSEL TO RITHUM CORPORATION	STRADLEY, RONON, STEVENS & YOUNG, LLP	ATTN: DANIEL M. PEREIRA, ESQUIRE 2005 MARKET STREET, SUITE 2600 PHILADELPHIA PA 19103	DPEREIRA@STRADLEY.COM	Email
COUNSEL TO GANGA ACROWOOLS LIMITED ("GANGA"), JANOME AMERICA INC. ("JANOME")	SULLIVAN HAZELTINE ALLINSON LLC	ATTN: WILLIAM A. HAZELTINE, ESQ., WILLIAM D. SULLIVAN, ESQ. 919 NORTH MARKET STREET, SUITE 420 WILMINGTON DE 19801	WHAZELTINE@SHA-LLC.COM BSULLIVAN@SHA-LLC.COM	Email
COUNSEL TO DEPTH COMMERCE LLC, FKA MELON TECHNOLOGIES, LLC	SWANSON, MARTIN & BELL, LLP	ATTN: CHARLES S. STAHL, JR 2525 CABOT DRIVE, SUITE 204 LISLE IL 60532	CSTAHL@SMBTRIALS.COM	Email
COUNSEL TO WESTMINSTER GRANITE MAIN LLC	TENENBAUM & SAAS, P.C.	ATTN: BRADSHAW ROST, ESQ. 4504 WALSH STREET SUITE 200 CHEVY CHASE MD 20815	BROST@TSPCLAW.COM	Email
TENNESSEE ATTORNEY GENERAL'S OFFICE	TENNESSEE DEPARTMENT OF REVENUE	ATTN: LAURA L. MCCLOUD BANKRUPTCY DIVISION PO BOX 20207 NASHVILLE TN 37202-0207	AGBANKDELAWARE@AG.TN.GOV	Email
COUNSEL TO THE TEXAS COMPTROLLER OF PUBLIC ACCOUNTS	TEXAS ATTORNEY GENERAL'S OFFICE BANKRUPTCY & COLLECTIONS DIVISION	ATTN: CHRISTOPHER S. MURPHY P.O. BOX 12548 AUSTIN TX 78711-2548	CHRISTOPHER.MURPHY@OAG.TEXAS.GOV	Email
COUNSEL TO CB PASO, LLC	THE EHRLICH LAW FIRM	ATTN: WILLIAM EHRLICH 444 EXECUTIVE CENTER BLVD SUITE 240 EL PASO TX 79902	WILLIAM@EHRLICHLAWFIRM.COM	Email



Exhibit A  
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DESCRIPTION	NAME	ADDRESS	EMAIL	METHOD OF SERVICE
COUNSEL TO VIITION (ASIA) LIMITED	THE ROSNER LAW GROUP LLC	ATTN: FREDERICK B. ROSNER, ESQ., ZHAO (RUBY) LIU, ESQ. 824 N. MARKET ST. SUITE 810 WILMINGTON DE 19801	ROSNER@TEAMROSNER.COM LIU@TEAMROSNER.COM	Email
COUNSEL TO RIVER RIDGE MALL JV, LLC	THOMPSON HINE LLP	ATTN: LOUIS F. SOLIMINE, ESQ. 312 WALNUT STREET – SUITE 2000 CINCINNATI OH 45202-4029	LOUIS.SOLIMINE@THOMPSONHINE.COM	Email
COUNSEL TO DCTN3 509 PANAMA CITY FL, LLC	TOBIN & REYES PLLC	ATTN: RICARDO A. REYES, ESQ 225 N.E. MIZNER BOULEVARD SUITE 510 BOCA RATON FL 33432	ESERVICE@TOBINREYES.COM RAR@TOBINREYES.COM MHORTON@TOBINREYES.COM RREID@TOBINREYES.COM	Email
UNITED STATES DEPARTMENT OF JUSTICE	UNITED STATES DEPARTMENT OF JUSTICE	ATTN: BANKRUPTCY DEPT 955 PENNSYLVANIA AVENUE, NW WASHINGTON DC 20530-0001		First Class Mail
UNITED STATES OF AMERICA ATTORNEY GENERAL	UNITED STATES OF AMERICA ATTORNEY GENERAL	ATTN: BANKRUPTCY DEPT US DEPT OF JUSTICE 950 PENNSYLVANIA AVE NW WASHINGTON DC 20530-0001		First Class Mail
US ATTORNEY FOR THE DISTRICT OF DELAWARE	US ATTORNEY FOR DELAWARE	ATTN: DAVID C. WEISS 1313 N MARKET STREET P.O. BOX 2046 WILMINGTON DE 19801	USADE.ECFBANKRUPTCY@USDOJ.GOV	Email
COUNSEL TO JONES LANG LASALLE AMERICAS, INC.	WALSH PIZZI O'REILLY FALANGA, LLP	ATTN: STEPHEN V. FALANGA, ESQ., NICK M. EBEL, ESQ. THREE GATEWAY CENTER 100 MULBERRY STREET, 15TH FLOOR NEWARK NJ 07102	SFALANGA@WALSH.LAW NEBEL@WALSH.LAW	Email
WASHINGTON DC ATTORNEY GENERAL	WASHINGTON DC ATTORNEY GENERAL	ATTN: BANKRUPTCY DEPT 400 6TH ST., NW. WASHINGTON DC 20001	OAG@DC.GOV	Email
COUNSEL TO KHP LIMITED PARTNERSHIP	WENOKUR RIORDAN PLLC	ATTN: FAYE C. RASCH 600 STEWART STREET #1300 SEATTLE WA 98101	FAYE@WRLAWGROUP.COM	Email
COUNSEL TO WITTE PLAZA, LTD.	WEYCER, KAPLAN, PULASKI & ZUBER, P.C.	ATTN: JEFF CARRUTH 24 GREENWAY PLAZA SUITE 2050 HOUSTON TX 77046	JCARRUTH@WKPZ.COM	Email
COUNSEL TO AMERICASMART REAL ESTATE, LLC	WILES & WILES, LLP	ATTN: JOHN J. WILES, ESQ. 800 KENNESAW AVENUE SUITE 400 MARIETTA GA 30060-7946	BANKRUPTCY@EVICT.NET	Email
COUNSEL TO PROJECT SWIFT LLC, BOOT BARN, INC.	YOUNG CONAWAY STARGATT & TAYLOR, LLP	ATTN: SEAN M. BEACH, ROBERT S. BRADY, KENNETH J. ENOS RODNEY SQUARE 1000 NORTH KING STREET WILMINGTON DE 19801	SBEACH@YCST.COM RBRADY@YCST.COM KENOS@YCST.COM	Email

**Exhibit B**

## Exhibit B

Landlords Service List  
Served via Overnight Mail

AddressID	Name	Address1	Address2	Address3	Address4	City	State	Postal Code
29954447	B33 BANDERA POINTE III LLC	ATTN: DEIRDRE BERGERON	TWO UNION SQUARE	601 UNION ST., SUITE 1115		SEATTLE	WA	98101
29909966	BCS HOPPER, LLC	ATTN: TOM HOPPER	PO BOX 1628			ROGERS	AR	72757
30419469	LMC, LP	C/O SORK COMPANY, INC	ATTN: MARK P. SORK	13 CORPORATE PLAZA	SUITE 214	NEWPORT BEACH	CA	92660